

Notice of Determination

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

County Clerk
County of Placer
2952 Richardson Avenue
Auburn CA 95603

From: County of Placer
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603
Meghan Schwartz, Senior CDRA Technician
(530) 745-3132

Date received for filing at Placer County:

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number:

2024100681

Project Title:

The Ivy at Granite Bay

Project Location:

5620 Douglas Boulevard in the Granite Bay area, Placer County

Project Applicant/Owner:

Carissa Savant, on behalf of Park IV Group, LLC

Project Description:

Minor Use Permit and Design Review Agreement to construct and operate a two-story 93-unit senior living community facility

Entitlement(s):

Minor Use Permit, Design Review Agreement, and State Density Bonus Law Waiver Requests

Project #:

PLN23-00389

APN(s):

048-142-089-000 and 048-142-092-000

This is to advise that Placer County (Lead Agency or Responsible Agency) has approved the above-described project on April 10, 2025, 2024 by the Planning Commission and has made the following determination regarding the project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.
7. California State Department of Fish and Wildlife Fees (SB 1535)
 The project has been found to be exempt and not subject to the provisions of SB 1535.
 \$50 for County processing fees (attach No Effect Determination Form)
 The project is not exempt and is, therefore, subject to the following fees:
 \$3,018.75 (\$2,968.75 Fish and Wildlife plus \$50 County recording fee) for review of a Mitigated Negative Declaration
 \$50 for County recording fees for a project previously approved and paid (attach DFW receipt)

This is to certify that the Mitigated Negative Declaration is available to the General Public online at <https://www.placer.ca.gov/DocumentCenter/View/90240/04A>

Signature _____



Date _____

4/10/25

Environmental Coordination Services, Placer County